The Cedar City Planning Commission held a meeting on Tuesday, April 19th, 2022, at 5:15 p.m., in the City Council Chambers, 10 North Main, Cedar City Utah.

Members in attendance: Councilman Craig Isom, Jennie Hendricks, Jill Peterson, Ray Gardner, Adam Hahn, John Webster
Members absent – Mary Pearson–Chair
Staff in attendance: City Attorney-Tyler Romeril, City Planner-Donald Boudreau, City Engineer-Jonathan Stathis, City Engineer-Christian Bennett, and Executive Assistant, Onjulee Pittser
Others in attendance: Natalie Bushnell, Steve Ashworth, Michael Platt, Brent Drew, Dallas Bucker, G’Ne Bartholomew

The meeting was called to order at 5:15 p.m.

ITEM/REQUESTED MOTION  LOCATION/PROJECT  APPLICANT/PRESENTER

I. Regular Items  
Craig motioned to approve Adam as Chair Pro Tem; Jennie seconds; all in favor for unanimous vote.

1. Approval of Minutes (dated April 5th, 2022)  
(Approval)
Craig motioned to approve the minutes from our last meeting; Jennie seconds; all in favor for unanimous vote.

2. PUBLIC HEARING  
PUD - Vicinity  1490 N. Main St.  Entrance Holdings Group LLC/Platt & Platt  
(Recommendation)  North Knoll PUD

Mike Platt: The developer wants to move forward. We went through with the zone change about 6 months ago. It was rezoned to do what he wanted. There are some improvements that he knows need to be done on 1600 N. and be dedicated to the City. We’ll use the northern entrance and one on Main Street. This has been through City staff. Craig: How many units? Mike: 72 units. Adam: Is this over by Jones Paint & Glass? Mike: Yes. Jon: What’s to the East? Jonathan: A detention basin. Christian: There’s a 6” dedicated fire line that comes from the west and an 8” stubbed out on the East. For this PUD they’ll have to use the 8” line because the North one is a dedicated fire line. They’ll need on site detention for this. There’s been flooding in this area. I’ve worked with the Fire Department and they’re ok with the hammerhead layout. There’s a master planned trail that runs along the South side of the property. Craig: What’s the hash marks at the North end? Mike: That will have to be dedicated to the City for a 50 or 66’ right-of-way to get that road complete. Christian: In the North section there’s a 66’ master planned road. Mike: The property line goes further, but that’s what he gives up to get the master planned road. Adam: Will you do on site detention later? Mike: Yes. Through civil plans.
Don: There’s a couple of spaces there. Mike: That’s open space area. For this vicinity plan it’s not required, but it’s always good to let the developer know that he has to do something.
Adam opened the public hearing.

Natalie Bushnell: I am creating something beautiful in your town. It’s a conscious awareness movement. This property is what God directed me to. That is why I’m here.

There were no other comments. Adam closed the public hearing. (Craig summarized the discussion for the audience members that came in late.)

Craig motioned for a positive recommendation for the North Knoll PUD Vicinity; Ray seconds; all in favor for unanimous vote.

3. PUBLIC HEARING Zone Change: GC to CC approx. Hwy. 56 & Westview Drive (Recommendation) Ekker/GO Civil Eng.

Dallas: We were working on a commercial project that we brought through Sketch. It’s currently zoned GC and we’re just cleaning up to show it as CC. It’s on Westview across from Ladybug, and further South is a daycare. Adam: Are the railroad tracks on this property? Dallas: They’re behind it. It’s a common property line. Adam: Is that abandoned there? Dallas: They still have a right-of-way there. Adam: You’re changing it from GC to CC, because CC doesn’t exist anymore. Dallas: Yes. Christian: It is in conformance with the general plan.

Adam opened the public hearing. There were no comments. The public hearing was closed.

Jennie motioned for a positive recommendation for the zone change from GC to CC; Jill seconds; all in favor for unanimous vote.

4. PUBLIC HEARING Zone Change: Top of Iron Horse Road behind Wal-Mart RA to R-3-1 Development Team LLC/ Pods 3 & 4 of Iron Horse RDO 3 Peaks Engineering (Recommendation) This item was pulled from the agenda.

5. PUBLIC HEARING Zone Change: Top of Iron Horse Road RA to RE Development Team LLC/ Pod 5 of Iron Horse RDO 3 Peaks Engineering (Recommendation)

Brent Drew: This is at the top of the hill behind Walmart near the water tank. It is in the RDO. It was platted for 350 units there, but we got it down to 170 units. We’re going for the more expansive zoning, but we’ll only be able to get 70-90 units because of the topography. We wanted RE for larger-sized homes and yards.

Adam opened the public hearing.

Natalie Bushnell: St. George is having issues with water and has oversold. What is Cedar doing for that? There are so many people moving from CA. A lot of investors are coming in. What are you
doing to protect your people for water issues? **Adam**: I think your questions is how are we ensuring for
development? Before the property is developed, water rights have to be deeded to the City. **Tyler**: When
property comes in to be annexed into the City, they need to bring in water rights, or at final plat, they need to bring water rights or pay a water assessment fee. The City then goes on the market and
buys water rights for that property. Cedar City’s water portfolio is sufficient to provide for the
residents in Cedar City. We know that cuts will be coming in 20-30 years that we’re preparing for.
We’ve implemented a strategy in water brought into the City by promoting conservation. If they’re CC&Rs allow them to xeriscape, we encourage those communities so less water is being used. **Natalie**:
The Mayor of St. George thought they were going to get the water from Lake Powell. What if they
come looking for your water? **Tyler**: We have legally obtained water rights to access that nobody can
get to. **Natalie**: In the Metaverse, they’re buying property with NFT’s. What will you do in there?
They’re acting as a real world online and eventually they purchase them. My home has been purchased
through the Metaverse by someone else. Does that not show you that something’s happening on your
planet?

**Adam closed the public hearing.**

**Craig motions for a positive recommendation for the zone change at Iron Horse RDO Pod 5, from
RA to RE; Jennie seconds; all in favor for unanimous vote.**

**CITY ITEMS**

1. **PUBLIC HEARING**
   Ordinance - Text Amendment to Section 26-III-21 regarding Recreational Vehicles Sales in Commercial Zones.
   (Recommendation)

   **Don**: There was an applicant that approached staff with a new business of zoning trailers. We went
   through the ordinance, and it stated that you are not allowed to sell in CC or HS zone. Only in the
   I&M-1 zone. The need to have things for sale. That’s a piece of our listed uses. Recreational sales.
   **Jennie**: What does P stand for? **Don**: Permitted. **Craig**: It seems logical to have the automobile
dealerships and other trailer sales companies on Main, and to not allow him to put one there isn’t right.
I don’t think we’ll have trailer sales from one end of Main Street to the other if we allow this. **Don**: It
is prohibited in the downtown area. This would allow large 5th wheels or small campers. **Adam**: What’s considered downtown? Is it the historic district? **Don**: Anything in the downtown commercial
zoning. **Craig**: How far North and South? **Don**: Anywhere from 200 N. to 200 S. **Adam**: Under that
zone would Lunt Motors be allowed to operate a dealership there? **Don**: Yes. **Adam**: So, auto sales
already there are permitted. **Tyler**: They’d be grandfathered in. **Don**: Auto sales new and used is a
permitted use in downtown. **Jennie**: We need to have a discussion about updating the downtown zone.

   **Adam opened the public hearing. There were no comments. The public hearing was closed.**

   **Craig motioned for a positive recommendation for the ordinance text amendment; Jennie
seconds; all in favor for unanimous vote.**

The meeting was adjourned at 5:35 p.m.

[Signature]

Onjulee Pittser, Executive Assistant

Planning Commission
April 19th, 2022
Page 3 of 3
LOCATION IN SECTION 8, T36S, R11W, SLB&M CEDAR CITY, UTAH

ZONE CHANGE DESCRIPTION 3.38 AC
CURRENT ZONE: GENERAL COMMERCIAL
PROPOSED ZONE: CENTRAL COMMERCIAL
B-1570-0002-0000 3.38 AC

ZONE CHANGE FOR BARON-HUGHES INVESTMENTS

PLANNING COMMISSION APPROVAL
I, GARTH GREEN, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY SAID COMMISSION
BY:________________________        ATTEST:___________________________
BEEN APPROVED BY CITY COUNCIL ON THIS THE __________ DAY OF

CITY ENGINEER'S APPROVAL
I, TYLER ROMERIL, CITY ENGINEER FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY CITY COUNCIL ON THIS THE __________ DAY OF

CERTIFICATE OF ACCEPTANCE
This land use change was approved by the Planning Commission of the City of Cedar City, Utah, on the date above.

CITY ATTORNEY'S APPROVAL
I, JONATHAN STATHIS, CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS ZONE CHANGE HAS BEEN APPROVED BY CITY COUNCIL ON THIS THE __________ DAY OF

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Proposed change to allow for Recreational vehicle, sales and service to be allowed in the Central Commercial and Highway Services Zones.

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Recreational vehicle sales, service & rental (Large - Vehicles customarily towed or driven such as campers, trailers, motor homes, etc.)